



ASSOCIATION SPECIAL NEWSLETTER

November 16, 2009

BUDGET ENCLOSED; NO CHANGE IN FEES

Enclosed is your copy of the 2010 Budget with "projected" year-end numbers. In early January, you will receive another copy with "actual" year-end figures. As you can see, the Budget calls for the 2010 monthly fees to remain the same at...

\$380.00

If you are interested in the auto pay free service, please call the number below.

SANTA BARBARA MARATHON RACE SCHEDULED FOR DECEMBER 6TH

The Association has received word that the SB Marathon is planning to take place on **Sunday, December 6, 2009**. The race will have an impact on our complex since the race starts at Ellwood School and runners will be running on Hollister. The following are the facts given to the Association:

FACTS:

December 6th race Day;
Cars and buses will be arriving at 4 in the morning;
Cars will drop runner off from the east side 600 yards up from the Grove;
Cars will drop off runner coming from the west side at Raytheon just 300 yards below the Grove;
Race starts at 6:30AM at Ellwood School;
Runners will come around again from 7:20AM - 8:30AM;
We will open both sides of Hollister at 8:45AM;
Race officials will station someone at the entrance and exit of the Grove to allow cars

to leave when there's a break in the runners;

They can go left out of the Grove, no right turn until 8:45AM.

NEWSLETTER TO BE SENT VIA EMAIL STARTING JANUARY 2010 (EMAIL ADDRESSES NEEDED)

In order to save our natural resources, cut waste, and save the Association money, the Association will be sending out the monthly newsletters via email, starting January 1, 2010. (It will continue to post the newsletters on its website). For those without computers, hard copies will continue to be sent.

Please send your email address to jamesn@bartlein.com to be put on the Association's address book. Please give us your name, unit address, and whether you are an owner or renter. Thank you.

CHRISTMAS BONUS FOR OUR GARDENER

As you know, our gardener, Jose Soto, has been and is a diligent worker. He takes great pride in his work and our landscape reflects it. It is that time of the year, if you wish, you can give him a token gift, as a way of showing your appreciation. Again, if you would like to send him a gift, please make your check payable to "Jose Soto", and put in the Memo Line, "EG Gardener". Please send your check to the Association, c/o 3944 State St #200, Santa Barbara, CA 93105. What we'd like to do is to collect the checks and give them to him sometime before Christmas. Thank you again for your generosity. Many thanks to those who gave in the past.

DEHUMIDIFIER SUGGESTED

If you live in a unit where there is little sun light during this time of the year, you may want to obtain a dehumidifier to extract moisture from the air. In addition, you may also want leave a fan on during the day while you're gone or perhaps a light on in your closet or pantry. And while you're home and if the weather is decent, you might want to leave the windows or doors open for fresh air to circulate. These simple steps may help in minimize mildew or the musty smell in your unit.

CHECKING GAS FURNACE AND FIREPLACE SUGGESTED

Now that cooler weather is upon us, before using your furnace and fireplace, you may want to contact Southern Cal Gas, 1-800-427-2200, and have your furnace and gas place inspected. Just follow the menu and you will soon have a Gas Co. technician reviewing your gas appliances. It normally is a free service.

PLEASE PICK UP AFTER YOUR PET / BAGS AVAILABLE AT POST NEAR ENTRANCE

Some dog owners have been failing to pick up after their pets in the common areas of our complex. Please be sure to carry bags with you and to properly dispose of your pet's waste in a trash can. If your children walk your dog, please ensure that they are cleaning up as well. Pet waste that is not properly disposed of poses problems for water quality and human health. Thank you.

ASSOCIATION TO REPAIR LEAKY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be repairing a leaking pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

OFFICIAL WEBSITE OF THE GROVE – PLEASE CHECK FOR LATEST INFO

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, notices, and other published correspondence) posted there. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies and comply with the rules & regulations. Thank you.

NEW INFORMATION NEEDED

If you have new phone numbers, tenants, or e-mail/mailling address, please notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

BOARD MEETING SCHEDULED / REQUEST TO BE IN WRITING

The next Homeowners Association "Monthly" Board Meeting is scheduled for December 3, 2009, at 6:30PM, in the Meeting Room, at Bldg 7610. Unless otherwise notified, the meetings are usually held on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

HAPPY THANKSGIVING!!!

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